

PLANNING DIVISION

## ADDITIONAL ANIMALS PERMIT

**DATE OF PERMIT ISSUANCE:** December 20, 2013

**PROJECT NUMBER:** LUA13-001447

**PROJECT NAME:** Roller Additional Animals Permit

**PROJECT MANAGER:** Gerald Wasser, Associate Planner

**OWNER:** Nancy & Richard Roller  
11235 SE 186th St  
Renton, WA 98055

**APPLICANT:** Nancy Roller  
11235 SE 186th St  
Renton, WA 98055-7108

**LOCATION:** 11235 SE 186th St

**DESCRIPTION:** The applicant is requesting the approval of an Additional Animals Permit to permit the keeping of eleven dogs where three household pets are allowed (RMC4-4-010G.1). The dogs include nine Border Collies, one Australian Shepherd/Border Collie Mix, and one Labrador/Newfoundland Mix. The dogs would be kept in the existing house, garage, and back yard on a 9,000 square foot lot in the Residential - 8 dwelling unit per acre (R-8) zone.

### DECISION CRITERIA:

The Planning Division Director shall review requests for Additional Animals Permits for compatibility of the proposal with the surrounding neighborhood. In order to determine that the site and facility will be adequate and to ensure the humane and appropriate care of the animals, the Planning Division Director may require that the property be inspected by an Animal Control Officer. Factors to be considered in determining compatibility and adequacy are:

- |            |  |
|------------|--|
| <b>YES</b> | 1. Will the keeping of additional animals have an adverse effect on abutting or adjacent properties or cause a detriment to the community? |
|------------|--|

**Comments:** City of Renton Animal Control received a complaint for excessive barking . The inspection for that complaint revealed that the subject property had more than the three household pets allowed by Code. As a result of that inspection this additional animal permit request was submitted.

Subsequent to public notification of this additional animals permit request, a letter in opposition was received. The letter states that there has been excessive barking in the past. The letter indicates that barking dogs have interrupted sleep and the property owner cannot enjoy the full use of their backyard.

**YES**

2. Is there a past history of animal control complaints regarding animals kept by the applicant?

**Comments:** City of Renton Animal Control received a complaint for excessive barking . The inspection for that complaint revealed that the subject property had more than the three household pets allowed by Code. As a result of that inspection this additional animal permit request was submitted.

Subsequent to public notification of this additional animals permit request, a letter in opposition was received. The letter states that there has been excessive barking in the past. The letter indicates that barking dogs have interrupted sleep and the property owner cannot enjoy the full use of their backyard.

**YES**

3. Do adequate and appropriate facility and rear yard specifications /dimensions exist that ensure the health and safety of the animals?

**Comments:** City of Renton Animal Control has indicated that adequate ventilation, food storage, and waste management are present at the subject site after conducting an inspection on November 23, 2013. Please note, however, that City Code allows the keeping of three household pets as a matter of right and up to a maximum of six household pets with an approved additional animals permit.

**YES**

4. Are the animals' sizes, types, and characteristics of breed compatible with the adequacy of the site and facilities?

**Comments:** The applicant has stated that eleven dogs are present on the subject property. Please note, however, that City Code allows the keeping of three household pets as a matter of right and up to a maximum of six household pets with an approved additional animals permit.

**YES**

5. Is the animal waste product managed in a safe, clean and odor-free manner?

**Comments:** City of Renton Animal Control has indicated that adequate waste management is present at the subject site after conducting an inspection on November 23, 2013.

**NO**

6. Is the request for additional animals compatible with the zoning classification of the premises on which the keeping of additional animals is to occur?

**Comments:** The applicant has stated that eleven dogs are present on the subject property. Please note, however, that City Code allows the keeping of three household pets as a matter of right and up to a maximum of six household pets with an approved additional animals permit.

City of Renton Animal Control has indicated that the applicant is an occasional dog breeder. When contacted on December 17, 2013, the applicant indicated that past breeding was a one time only occurrence.

N/A

7. Keeping of Additional Large Lot Animals Requirements: If the application is for keeping of additional large lot animals does the applicant provide a copy of the adopted farm management plan based on the King County Conservation District's Farm Conservation and Practice Standards?

N/A

8. Keeping of Additional Large Lot Animals Requirements: Is there adequate pasturage to support a greater number of animals?

N/A

9. If the application is for animal foster care provider, has the applicant kept paperwork for all foster animals which states that the animals are foster animals from a sponsoring organization? (Such paperwork shall be provided upon request to City officials)

N/A

10. Is the shelter location located a minimum of ten (10) feet from any property line and in the rear yard? (Note: Unless Planning Division determines that a side yard would be a better location.)

YES

11. Is the subject lot smaller than one (1) gross acre in size? If so, are dog-runs, open-run areas and permanent/temporary kennel structures surrounded by a fence of adequate height, located a minimum of ten (10) feet from any property line and in the rear yard? (Note: Unless Planning Division determines that a side yard would be a better location.)

**Comments:** An existing five to six foot high wood fence encloses the rear yard area and is located on the property line.

N/A

12. Is the subject lot larger than one (1) gross acre in size? If so, are dog-runs, open run areas and permanent/temporary kennel structures surrounded by a fence of adequate height, may be located closer than ten (10) feet from any property line and if the dog-run, open run areas and kennel structure is no closer than one hundred (100) feet to any dwelling unit and the location is approved by the Planning Division.

NO

13. Are all animals kept in such a manner so as not to create any objectionable noise, odor, annoyance, or become a public nuisance?

**Comments:** City of Renton Animal Control received a complaint for excessive barking . The inspection for that complaint revealed that the subject property had more than the three household pets allowed by Code. As a result of that inspection this additional animals permit request was submitted.

Subsequent to public notification of this additional animals permit request, a letter in opposition was received. The letter states that there has been excessive barking in the past. The letter also indicates that barking dogs have created a disturbance in the neighborhood.

**YES** 14. Are animal and food wastes properly removed to keep the kennel free from the infestation of insects, rodents or diseases and from obnoxious or foul odors?

**CONCLUSION:**

An additional animals permit may only be granted for a maximum of six household pets (RMC 4-9-100D). The request for 11 dogs exceeds this maximum number. There was a past complaint regarding excessively barking dogs which led to Animal Control requiring the submittal of this request. Subsequent to public notification of this additional animals permit request, a letter in opposition was received . That letter expressed concern that there have been excessively barking dogs on the subject property in the past.

City of Renton Animal Control has stated that the applicant is an "occasional breeder" of dogs. On December 17, 2013, the applicant indicated that past dog breeding on the subject property was a one time only occurrence.

Based on the Code, the application, and materials received subsequently, staff recommends approval of the Roller Additional Animals Permit, LUA13-001447, with a condition that the applicant shall reduce the total number of dogs on the subject property to a maximum of six (6) dogs within 30 days of the date of this decision. The applicant shall notify the Planning Division Project Manager no later than 30 days from the date of this decision that compliance with this condition has occurred.

**DECISION:** The Roller Additional Animals Permit, LUA 13-001447 is **approved with conditions\***.

**\*CONDITIONS OF APPROVAL:**

1. The applicant shall reduce the total number of dogs on the subject property to a maximum of six (6) dogs within 30 days of the date of this decision. The applicant shall notify the Planning Division Project Manager no later than 30 days of the date of this decision that compliance with this condition has occurred.

**SIGNATURE & DATE OF DECISION :**

  
C.E. "Chip" Vincent, CED Administrator

December 20, 2013

Date

**Appeals of permit issuance must be filed in writing on or before 5:00 p.m. on Friday, January 3, 2014,** together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information regarding the appeal process may be obtained from the Renton City Clerk's Office, 425-430-6510.

**Reconsideration:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**Expiration:** An Additional Animals Permit shall be valid as long as the keeping of animals has not been discontinued for more than one year, the operator is in compliance with the City requirements and has not had the Additional Animals Permit and/or any related home occupation license revoked or renewal refused. In addition, all animals that are required to be licensed shall be individually licensed according to the regulations found in RMC 5-4, Animal Licenses. Failure to renew animal licenses as required in RMC 5-4 shall trigger review and/or revocation of the Additional Animals Permit.